

PLANNING REPORT

Planning and Zoning Commission

Thursday, April 17, 2025

Avery Crossing 25-014CP

www.dublinohiousa.gov/PZC/25-014

Case Summary

Address	6555 Rings Road, 6333 Rings Road and PIDs: 274-000023, 274-000117
Proposal	New mixed-use development comprised of residential, commercial, and open space.
Request	Review and non-binding feedback of a Concept Plan for future development.
Zoning	R – Rural
Planning Recommendation	<u>Consideration of the discussion questions.</u>
Next Steps	Upon receiving feedback from the Planning and Zoning Commission (PZC), the applicant may incorporate the feedback and submit for a Rezoning and Preliminary Development Plan (PDP).
Applicant	Kobly Turnock, CASTO
Case Manager	Christopher Will, AICP, Senior Planner (614) 410-4498 cwill@dublin.oh.us



Community Planning and Development



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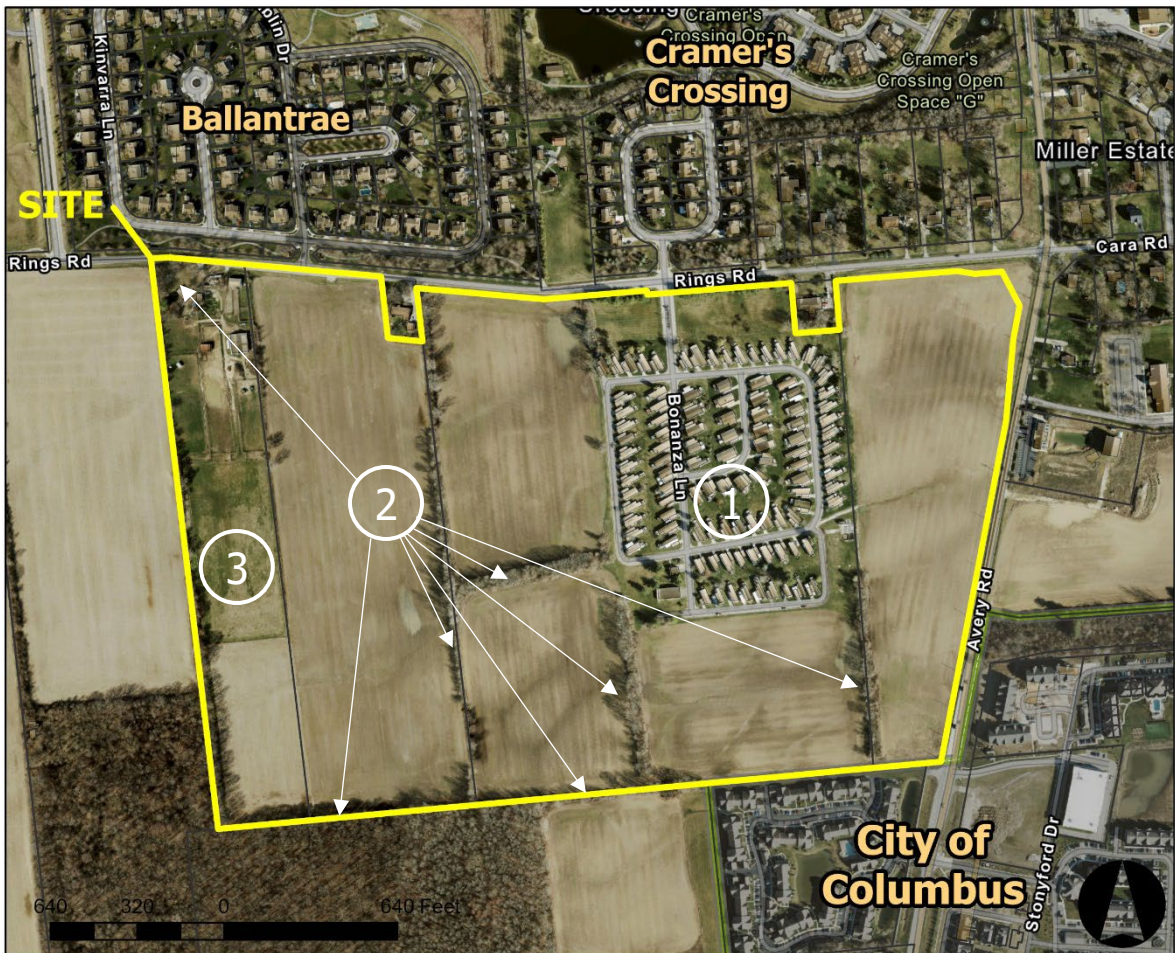
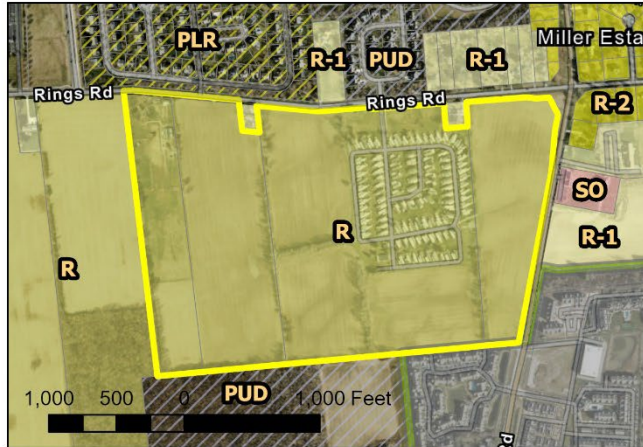
Site Location Map

25-014CP - Avery Crossing



Site Features

- 1 Ponderosa Mobile Home Estates
- 2 Existing tree stands and wood lot
- 3 16-acre property added to site



1. Request and Process

Request

Review and non-binding feedback of a Concept Plan for a new mixed-use development comprised of residential, commercial, and open space.

Process

Rezoning to a Planned Unit Development District (PUD) would be necessary to accommodate the proposed development. Development with rezoning of a site is generally a three-step process. The Code requires applicants requesting rezoning and involving more than 25 acres to submit a Concept Plan. The Concept Plan provides the opportunity for the Commission to provide non-binding feedback on a development concept at the formative stage of a project. Following the Concept Plan, the applicant may submit a Preliminary Development Plan (PDP)/Rezoning for review and recommendation by the PZC to City Council. The final planning review and approval step in the PUD process is a Final Development Plan (FDP).

1. *Informal Review (optional)*
2. *Concept Plan (CP)*
3. *Preliminary Development Plan (PDP)*
4. *Rezoning by City Council*
5. *Final Development Plan (FDP)*

2. Background

Site Summary

The +/-127-acre site is zoned R, Rural and is located southwest of the intersection of Rings Road and Avery Road. The site contains the 24 acre, 107-lot senior (55+) community known as Ponderosa Mobile Home Estates. The balance of the site is farmland, with one single family dwelling and farm located on the north side of the site, along Rings Road. The site contains various tree rows and is adjacent to a wood lot reserve within the Avondale Woods neighborhood. The entire project site is located within the Dublin City limits and inside the Hilliard City School District. The site is not presently served with sanitary sewer; utilities are designed to be extended with the extension of Tuttle Crossing Boulevard.

Case History

October 2023 – Case 23-101

The Commission previously provided feedback during an Informal Review. Commission members expressed support for the proposed uses but raised concerns that the densities in some areas exceeded that of what is recommended by the Community Plan. The Commission was not supportive of the proposed character of Tuttle Crossing Boulevard and noted it should better reflect the special area plan recommendation of the Community Plan. The Commission was also not supportive of the extension of Bonanza Lane through the Ponderosa neighborhood to the future extension of Tuttle Crossing Boulevard. The Commission recommended the applicant meet with residents of Ponderosa. Updates to the proposed development following the October 2023 Commission meeting feedback are summarized in the discussion questions, respectively.

Neighborhood Engagement

Following the October 2023 Commission meeting, the applicant met with residents of the Ponderosa Mobile Home Estates on April 18, 2024, the Crammer's Crossing's HOA on April 11, 2024, and other adjacent property owners east of Avery Road.

3. City Plans and Policies

Envision Dublin Community Plan

The Community Plan is a key policy document used to guide decision-making for the future of the natural and built environment within Dublin. The Community Plan assists in the evaluation of development proposals and helps ensure that proposed development supports the community's long-term objectives. The Community Plan was adopted by City Council after the October 2023 review by the Commission.

Future Land Use

The future land uses (FLU) recommended for the site are Mixed Use Neighborhood fronting Avery Road and Residential Mixed Density for the balance of the site to the west. The intent of the Mixed Use Neighborhood is to create walkable and auto-accessible neighborhood services located near existing and future residential. Residential Mixed Density envisions walkable neighborhoods marketable to all age groups, with a variety of housing types and styles integrated with adjacent entertainment and employment.

Mobility and Transportation

The Multi-modal Transportation Plan identifies improvements to the existing street network and future street connections. Rings Road abutting the site to the north is designated as "neighborhood boulevard" and Avery Road to the east as "arterial" in the Multimodal Thoroughfare Plan. An extension of Tuttle Crossing Boulevard (TCB) is planned along the southern portion of the site. To the west of Avery Road, TCB is recommended to be a "corridor of significance," which recommends the incorporation of traditional Dublin character including the use of 100-foot setbacks or equivalent, curvilinear roads with landscaped medians and bike paths, and the installation of landscape treatments, ponds and water features, variable mounding, and primarily curb and gutter design.

Housing and Neighborhoods

The site is within a new growth area and is recommended to provide a diversity of housing options to satisfy the needs and preferences of residents of all ages, life stages and household incomes. The housing and neighborhoods framework identifies this site for inclusion of an activity node fronting Avery Road.

Special Area Plan: Southwest

While the future land use plan ensures compatible and coordinated growth throughout Dublin, in key areas of the city where substantial development or redevelopment activity is likely, special area plans provide an illustrative framework for additional design guidance for development. The plans are general guides for future development, and are not necessarily to be interpreted or applied literally. Goals of the Southwest Area include providing for the planned extension of TCB to increase regional connectivity, increasing housing variety and stock, preserving natural features, and creating regional greenways.

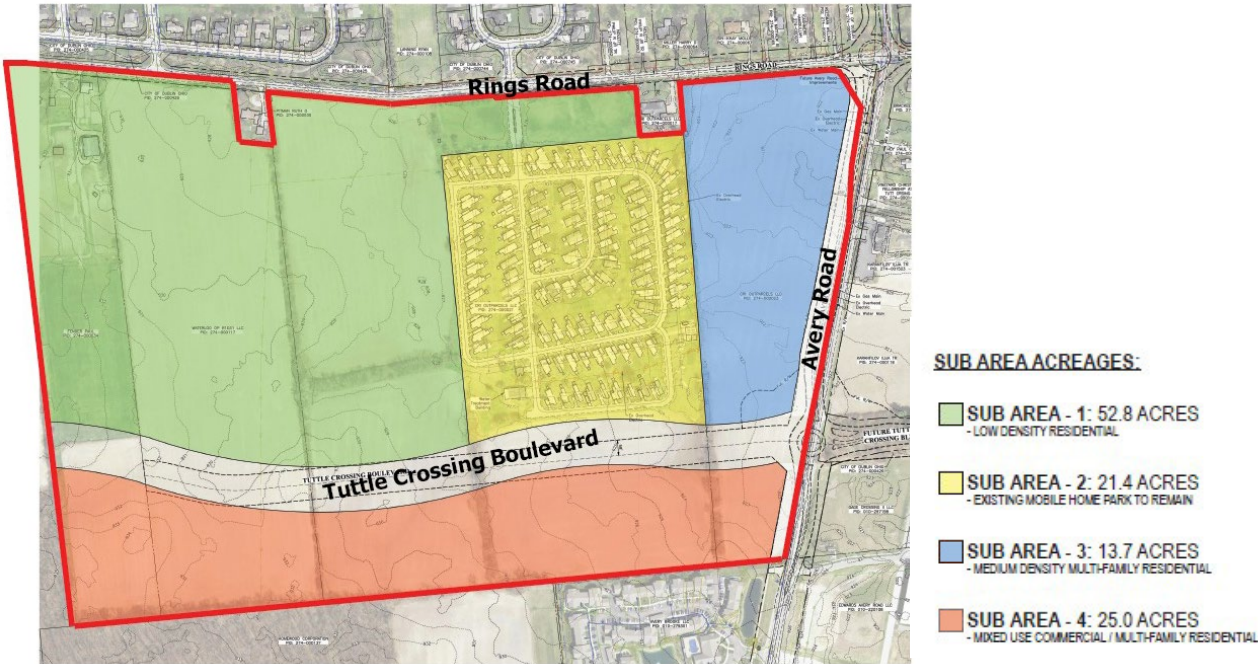
Neighborhood Design Guidelines (NDG)

The NDG were adopted to ensure that residential PUD projects achieve the intent outlined by Code. The NDG guide open space, lots and layout, and development theme for new single-family residential planned developments.

4. Proposed Development

The applicant is proposing a mix of residential, commercial, and open space uses organized by four subareas within the approximately 127-acre site, including development on the 16-acre property at 6555 Rings Road which was added to the west side of the site since the previous informal review. Subarea 1 is located generally to the west of the existing Ponderosa development and contains a mix of residential including single family homes, townhomes, duplexes and triplexes. Subarea 2 contains the 107-lot Ponderosa. Subarea 3 is located along the southern portion of the site and contains 3-story apartments and a recreational park. Subarea 4 is located along the Avery Road frontage east of Ponderosa and contains a mixed-use (commercial/multifamily residential) area. The applicant is proposing an extension of TCB from Avery Road to the west property boundary north of Subarea 4.

Proposed Subareas



Proposed Site Layout



October 2023 Site Layout



5. Questions for Discussion

Discussion questions are framed for the Commission to facilitate non-binding feedback to the applicant. Staff asks the Commission to also provide feedback for other elements of the proposed development not framed with the below questions.

1) Is the Commission supportive of the proposed open space framework?

The applicant is proposing approximately 24.5 acres of open space, including approximately 10.5 acres of stormwater gardens, 6 acres of native landscape, 3 acres of plaza/park, 1 acre of public art park, and 4 acres of recreation fields. The applicant provided an open space plan with a framework and components with precedent images illustrating the intent of the proposed character and function of the open space types. The previous proposal's open space was generally provided through greenways, green setbacks at the periphery of the site, and green buffers between subareas. The updated open space framework introduces additional open spaces and public gathering spaces throughout the site's subareas.

The applicant identified existing tree rows which separate the existing parcels and farm fields on the site as natural features of the site. The proposed site layout generally does not preserve these tree rows. Both the NDG and the Special Area Plan describe the importance of protecting natural features and their use as site organizing features with future development. Other examples in Dublin demonstrate incorporating existing tree rows into open spaces, streetscapes, and in the front or rear yards of residential development. The area proposed for stormwater ponds has increased following the October 2023 Commission meeting. The NDG, which apply to the single-family areas of the site require that detention and retention areas be of high quality and amenitized to qualify toward open space calculations.

A significant wood lot (including part of the Avondale Woods reserve) totaling more than 50 acres in size abuts the south side of the site. The applicant proposes to provide a four-acre open space with recreation fields and park pavilion adjacent to the wood lot, consistent with the Special Area Plan recommendation.

Proposed Open Space Framework



2) Is the Commission supportive of the character of the proposed mixed-use subarea along the Avery Road frontage?

The applicant is proposing a mixed-use Subarea 3, west of Avery Road and east of the existing Ponderosa neighborhood. Since the October 2023 Commission meeting the applicant has refined the layout of the mixed-use area to include commercial, office, and multifamily residential organized around a network of streets and open spaces. The proposed layout is consistent with the Special Area Plan’s illustrative layout for the area. Buildings are proposed to be between one and two stories in height. 112,000-SF of development is proposed in the subarea, including 46,000-SF of commercial and 66,000-SF of residential. Character images provided by the applicant illustrate one to two stories building around open space and outdoor seating areas. The gross floor area ratio (FAR) of this area is approximately 0.31. Additionally, the applicant is proposing the area fronting Avery Road southwest of its future intersection with Tuttle Crossing Boulevard to be included in Subarea 4 and include a clubhouse. A four-story apartment building was previously proposed for this location.

Community Plan - Future Land Use: Mixed Use Neighborhood

Principal Uses	Office, personal services, commercial, retail, and eating and drinking
Supporting Uses	Single-family residential, multi-family residential
Gross Density	0.33 - 1 FAR
Building Form and Orientation	1-3 stories, residential-scaled buildings along the street, storefronts and entrances along sidewalk, horizontal and vertical mix of uses

3) Is the Commission supportive of the proposed residential subareas?

The applicant is proposing a mix of residential types organized into three subareas. Subarea 1 contains single-family homes and includes four lot types: single family, duplex, townhome, and cluster home. The density is proposed to be 6-DU/AC. The existing 107-lot Ponderosa neighborhood/Subarea 2 is approximately 5-DU/AC and proposed to be retained. Subarea 4 is proposed to include apartments and be 13 DU/AC.

Updates to the proposed residential areas following the October 2023 Commission meeting include the reduction in height of the proposed apartments from four to three stories with reduced building footprints; the reorganization of residential lot types; the introduction of larger lot, detached single family homes to replace the previously-proposed smaller-lot, single family homes adjacent to Rings Road and the Ballantrae neighborhood; the provision of a greater variety of residential types across the site; and better integration of different residential types into a neighborhood fabric.

Community Plan - Future Land Use: Residential Mixed Density

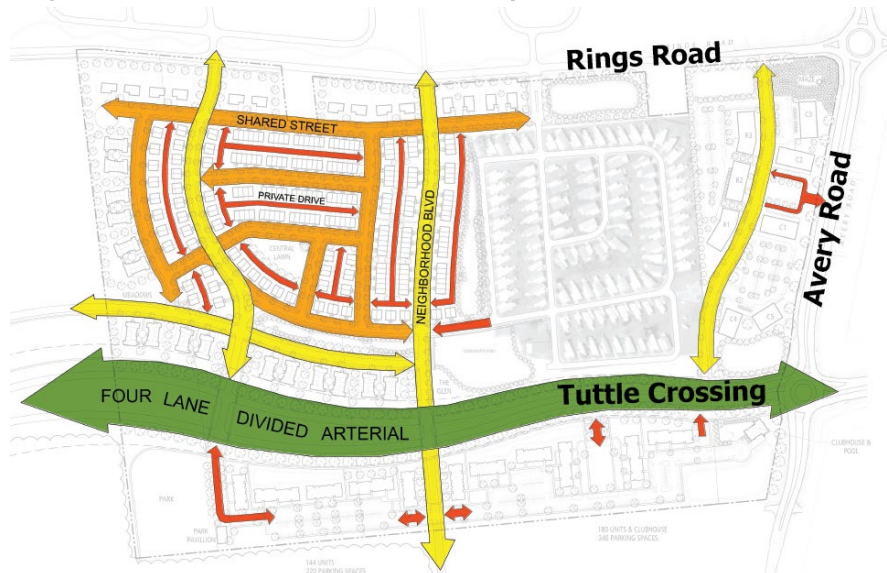
Principal Uses	Single-family and multi-family residential
Supporting Uses	Senior living and assisted-living, schools, parks and open space, residential clubhouse and amenities, small-scale neighborhood commercial
Gross Density	3-12 du/ac
Building Form and Orientation	1-3 stories, variety of building types and sizes oriented towards the street or open space, uniform building setbacks, detached and attached homes, cottages, townhomes, duplexes, triplexes, rear-loaded homes, breezeway and garden apartments

4) Is the Commission supportive of the proposed street network?

The proposed development provides for the widening of Avery Road from two to four lanes and the extension of a four-lane section of TCB. The applicant has refined the proposed extension to contain undulating median widths and landscape buffers. Rings Road is proposed to remain a two-lane rural collector. Throughfares are proposed to be improved with bicycle and pedestrian facilities. The proposed improvements are generally consistent with the Thoroughfare Plan. The applicant has also indicated two roundabouts at Avery and Rings and at Avery and the TCB extension, which aligns with current City plans. Full vehicular access to the proposed extension of Tuttle Crossing Boulevard is proposed to be limited to the extension of Scarlet Lane (from Avondale) and a new neighborhood street located to the west. A Traffic Impact Study (TIS) is required at rezoning and PDP, should the development proposal move forward. The scope of the TIS shall be established through a Memorandum of Understanding to determine the specific needs and evaluations for the site and inform necessary transportation improvements, timing for improvements, right-of-way, access management, and intersection spacing.

The applicant has refined the proposed internal street network from a more rigid grid to a curvilinear network. The applicant is proposing a street hierarchy and references the Connector Boulevard, Neighborhood Boulevard, and Shared Street typical street sections from the Community Plan in the proposed street typologies plan. Updates to the proposed street network following the October 2023 Commission meeting include the elimination of the proposed extension of Bonanza Lane south of Ponderosa and a second connection from Ponderosa to the future extension of Tuttle Crossing Boulevard and the elimination of street connections between Ponderosa and the mixed-use area along Avery Road. The extension of Scarlet Lane is now proposed to continue from the south property boundary to Rings Road. An additional neighborhood street connection is proposed from the site to the property to the west and a street connection within the mixed-use subarea connecting future TCB and Rings Road.

Proposed Future Street Network Hierarchy



5) Is the Commission supportive of the proposed transitions and buffering between the proposed development and existing residential areas?

The applicant continues to propose landscape buffers between Ponderosa and the proposed mixed-use area, between Ponderosa and proposed residential to the west, and planted buffers along Rings Road and the western property boundary.

Updates to the proposed layout near existing residential areas following the October 2023 Commission meeting include additional open space with stormwater gardens and a public art park between Avery Road and Bonanza Lane providing a buffer for Ponderosa from Rings Road and a buffer for Cramer's Crossing and residential homes along the north side of Rings Road from the proposed mixed-use area. Additionally, the width of the open space south of Rings Road and the Ballantrae neighborhood was reduced, although the applicant reorganized the residential lot types with larger lot, detached single family homes replacing smaller-lot, single family homes across from the established neighborhood.

The Community Plan's future land uses are generally planned to locate compatible land uses near each other and provide land use transitions between existing and future development areas throughout Dublin. The Mixed Residential Density future land use provides a range of residential densities from 3 to 12 DU/AC, however it is not the intent for all areas recommended for Mixed Residential Density to reach the maximum density. The Southwest Special Area Plan illustrates a conceptual organization of residential types by density across the site. The Special Area Plan illustrates densities transitioning from higher in the south to lower towards Rings Road and the established single-family areas. Additionally, the Community Plan's Growth Framework recommends consideration be given to appropriate transitioning between existing developed areas and future growth and development.

6) Is the Commission supportive of the proposed neighborhood theme and architectural inspiration?

The intent of the NDG, in part is to foster character and sense of place in future single-family neighborhoods through landscape design, architectural design, and materials. The applicant is proposing variations derived from the vernacular architecture of Central Ohio, including shingle style, farmhouse, and craftsman. The highlighted architectural elements include pitched roofs, porches, and shutters. Proposed materials include a mixture of siding, including lap, shake, board and batten, and masonry. Precedent imagery for character of proposed residential areas were not previously provided for the October 2023 Commission meeting but are included in the current application.

7) Any other considerations by the Commission.